

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> No. 10 Revised <b>TO LEASE NO. GS-11B-02178</b>	<b>DATE</b> <div style="font-size: 1.2em; color: blue;">1/31/17</div>																																				
<b>ADDRESS OF PREMISES</b> 425 EYE STREET, NW 425 EYE STREET, NW WASHINGTON, D.C. 20001-2542																																						
THIS AGREEMENT, made and entered into this date by and between <b>425 EYE STREET, NW, L.P.</b> whose address is: <div style="text-align: center;">           425 EYE STREET, NW, L.P.            C/O: TED KOLTIS            425 EYE STREET, SUITE 200            WASHINGTON, D.C. 20001-2542         </div>																																						
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease. NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended effective <b>June 7, 2016</b> as follows: Issued to reflect operating cost escalation revision provided for in the basic lease agreement.																																						
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%;">Base (CPI-W-U.S. City Avg)</td> <td style="width: 10%;">May</td> <td style="width: 15%;">2011</td> <td style="width: 30%; text-align: right;">222.954</td> </tr> <tr> <td>Corresponding Index</td> <td>May</td> <td>2016</td> <td style="text-align: right;">234.436</td> </tr> <tr> <td>Base Operating Cost Per Lease</td> <td></td> <td></td> <td style="text-align: right;">(b) (4)</td> </tr> <tr> <td>% Increase in CPI-W</td> <td></td> <td></td> <td style="text-align: right;">0.051499412</td> </tr> <tr> <td>Annual Increase In Operating Cost</td> <td></td> <td></td> <td style="text-align: right;">(b) (4)</td> </tr> <tr> <td>Less Previous Escalation Paid</td> <td></td> <td></td> <td style="text-align: right;">(b) (4)</td> </tr> <tr> <td>Revised Annual Increase In Operating Cost Due Lessor</td> <td></td> <td></td> <td style="text-align: right;">\$16,625.58</td> </tr> <tr> <td>Paid LA 10</td> <td></td> <td></td> <td style="text-align: right;">\$16,712.62</td> </tr> <tr> <td>Amount due GSA</td> <td></td> <td></td> <td style="text-align: right;">(\$87.04)</td> </tr> </table>			Base (CPI-W-U.S. City Avg)	May	2011	222.954	Corresponding Index	May	2016	234.436	Base Operating Cost Per Lease			(b) (4)	% Increase in CPI-W			0.051499412	Annual Increase In Operating Cost			(b) (4)	Less Previous Escalation Paid			(b) (4)	Revised Annual Increase In Operating Cost Due Lessor			\$16,625.58	Paid LA 10			\$16,712.62	Amount due GSA			(\$87.04)
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Effective June 7, 2016, the annual rent is decreased by <b>(\$87.04)</b> The new annual rent is \$12,858,865.19 payable at the rate of \$1,071,572.10 per month. The rent check shall be made payable to:																																						
C/O: TED KOLTIS 425 EYE STREET, SUITE 200 WASHINGTON, D.C. 20001-2542																																						
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BY _____ (Signature)																																						
IN THE PRESENCE OF _____ (Signature)																																						
<b>UNITED STATES OF AMERICA</b> <div style="background-color: black; color: red; padding: 2px;">(b) (6)</div> B _____ (Signature)																																						
Contracting Officer, GSA, NCR, Office of Leasing (Official Title)																																						

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 10 Revised TO LEASE NO. GS-11B-02178	DATE 1/31/17
ADDRESS OF PREMISES 425 EYE STREET, NW 425 EYE STREET, NW WASHINGTON, D.C. 20001-2542		
THIS AGREEMENT, made and entered into this date by and between 425 EYE STREET, NW, L.P. whose address is: 425 EYE STREET, NW, L.P. C/O: TED KOLTIS 425 EYE STREET, SUITE 200 WASHINGTON, D.C. 20001-2542		
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease.		
NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended effective June 7, 2016 as follows:		
Issued to reflect operating cost escalation revision provided for in the basic lease agreement.		
Base (CPI-W-U.S. City Avg)	May 2011	222.954
Corresponding Index	May 2016	234.436
Base Operating Cost Per Lease		(b) (4)
% Increase in CPI-W		(b) (4)
Annual Increase In Operating Cost		(b) (4)
Less Previous Escalation Paid		\$108,305.61
Revised Annual Increase In Operating Cost Due Lessor		(b) (4)
Paid LA 10		\$16,712.62
Amount due GSA		(\$87.04)
Effective June 7, 2016	, the annual rent is decreased by (\$87.04)	
The new annual rent is	\$12,858,865.19	payable at the rate of \$1,071,572.10 per month.
The rent check shall be made payable to:		
C/O: TED KOLTIS 425 EYE STREET, SUITE 200 WASHINGTON, D.C. 20001-2542		
All other terms and conditions of the lease shall remain in force and effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR: 425 EYE STREET, NW, L.P.		
BY _____ (Signature)		
IN THE PRESENCE OF		
_____ (Signature)		
UNITED STATES OF AMERICA		
(b) (6)		
BY _____ (Signature)		
Contracting Officer, GSA, NCR, Office of Leasing (Official Title)		